

PACE UNIVERSITY

Campus Planning and Facilities

Week of June 17, 2024 Update

Energy & Sustainability – The Energy Team is coordinating with facilities in advance of the anticipated hot weather beginning Thursday of this week into next week. It is very likely that Con Edison will call a Demand Response event this week as temperatures are expected to be above 90F. As a reminder, Demand Response is when the utility company calls upon its customers to reduce their energy usage to avoid blackouts.

Verizon is performing upgrade work within their cell tower on 1 Pace Plaza West. Any work that would cause a minor disturbance has been scheduled for Wednesday Juneteenth. The project is supposed to be completed early next week.

Fire Life Safety

Semi-annual fire alarm inspections are now underway on the NYC campus. During the inspections, spaces and student rooms will be inspected, including strobes, warden phones and elevator recalls. There will be intermittent periods of alarms, public announcements, and elevator holds.

The schedule is as follows:

- 33 Beekman – June 10, 2024 – June 20, 2024
- 182 Broadway – June 10, 2024 – June 17, 2024
- 15 Beekman – June 10, 2024 – June 19, 2024
- One Pace Plaza West – Complete
- 140 William Street – Complete
- 41 Park Row – TBD

These inspections were coordinated with Residence Life, Security and other stakeholders involved.

Fire Safety Drills

Summer Fire Drills were conducted in the Residence Halls in NYC. The next drills will be conducted in the Fall.

One Pace Plaza – no change

Elevator Car #1 continues to be out of service, awaiting additional parts. The initial part was replaced, however during the repair it was determined that there was an issue with the panelboard. The estimated time to repair the elevator will be determined the next few days. The Campus Planning and Facilities team is pushing to get the elevator repaired as soon as possible.

One Pace Plaza East Renovation –

- Turner Construction issued a revised draft (Guaranteed Maximum Price) GMP to Pace on June 7. Continued GMP work sessions to occur this week to bring GMP aligned with Pace's budget. GMP is due June 18 from Turner Construction.

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- Asbestos abatement continues along with lead abatement and structural demolition throughout the building.
- Spray on Fireproofing continues throughout Maria's Tower.
- Architect and Structural Engineer currently conducting structural stability survey of wall conditions throughout the tower.

15 Beekman

- The 6th floor terrace railing replacement project is underway with roofing/pavement installation this week. The final installation of glass railing is expected to be completed by the end of this summer. The scaffolding will be in place until work is completed.
- The FDNY re-inspection for the classroom audio level in conjunction with the fire alarm sound level testing passed on June 13.
- Campus Planning continues to coordinate with ITS to evaluate and clarify proposals received to complete the work to the audio in the classrooms to be able to increase the sound. The work can begin after the final proposals are submitted and a schedule developed to complete this work before the start of the semester.

33 Beekman

- The AC unit that supplies cooling for the lower floors is out of service. This feeds the Second Floor and below, including E-Sports adjacent to the Lobby. Awaiting equipment lead times to get an idea of when the repairs will be completed. Will monitor spaces closely this week to ensure the spaces remain comfortable with the temporary solutions put in place.

161 William St

- DOB TCO inspection for the 7th and 8th floor has been passed.

Façade Inspection Safety Program (FISP)

- One Pace Plaza East site FISP work continues in the courtyard. The contractor will start work at Maria's Tower starting from next week. Sidewalk shed on the west side of the 9 Spruce Street entrance will be installed pending coordination confirmation with TCC.

Pleasantville Campus

- Gas regulator replacement: The equipment delivery is expected on June 18 with work starting on June 24. The work will begin shortly after the equipment is delivered. The schedule remains with Townhouse Rows #2 and #3, Gannet Studio and Gannet Cottage as the first buildings in which regulators will be replaced. A schedule of the work will be coordinated with the building occupants once the equipment has arrived.
- Stair and pathway repairs continue this week, starting with pavement repairs in Parking Lot A.
- The Elm Hall Residence Director apartment conversion is out to bid.

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- Installation of Starbucks supplemental cooling equipment has commenced.
- The Hitachi VRF gateway will be replaced on Wednesday, June 17. The replacement is expected to result in more reliable BMS communication with the VRF system.

Haub School of Law

- The parking garage work is ongoing and on schedule.
- Tudor Room shade installation will be completed this week.
- Preston Hall entrance stairs repairs were completed on Friday, June 14.
- Roadway paving throughout the campus is ongoing.
- Women's Justice Center Expansion: Purchase orders and fully executed contracts are being established for the design team.
- Gerber Glass Reading Room: The architect has begun design work.
- Preston Hall Student Lounge Vending Machine Upgrades: Individual meetings with the millworker and Pace security are taking place to establish a scope of work and working budget.

[Please visit here for weekly updates](#)